

MINUTES OF MEETING:
April 19, 2024
Cal. No. 133-23-S

The Applicant PG6 Inc., presented a written request for an extension of time in which to establish a tavern at 2443 W. 71st Street. The special use was approved on April 21, 2023 in Cal. No. 133-23-S.

The Applicant’s representative, Nicholas Ftikas stated that the Applicant’s principal reason for the extension was due to the Applicant working with the City of Chicago to obtain a grant and subsequently receiving it. Upon securing the grant, the applicant applied for the building permit. Knowing the procedural processes involved, the applicant is not certain that these procedures can be completed by June, 20, 2024.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to May 21, 2025.

THE VOTE

ZBA

MAY 20 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: G.P. Green House, LLC

Cal. No.: 129-24-A

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 620 N. Fairbanks Ct.

NATURE OF REQUEST: Application for an appeal from decision of the office of the Zoning Administrator in revoking a denial to apply for a special use for an adult use cannabis dispensary. The office of the Zoning Administrator has determined there is a school within 500' of the subject site.

ACTION OF BOARD – Continued to May 17, 2024 at 9:00am

THE VOTE


ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Leonardo Morocho

Cal. No.: 130-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
April 19, 2024

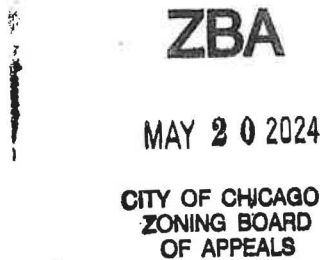
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1020 N. Springfield Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 2' to zero (north to be zero), combined side yard setback from 5' to zero, rear setback from 37.51' to 3.7' for an as built two car carport with 15' wide overhead door and 8' tall by 8.5' wide sliding metal gate all accessory to the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to zero (north to be zero), combined side yard setback to zero, rear setback to 3.7' for an as built two car carport with 15' wide overhead door and 8' tall by 8.5' wide sliding metal gate all accessory to the existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: C23 Nail & Spa. LLC c/o Reyna C. Rivera Cal. No.131-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4241 W. 63rd Street

NATURE OF REQUEST: Application for a special use to establish a nail salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 2024.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: The Pink Sweet, Inc.

Cal. No.132-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1925 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nathalia Henry

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

Cal. No.: 133-24-Z

MINUTES OF MEETING:
April 19, 2024

PREMISES AFFECTED: 3720 W. Concord Place

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 8.49'), combined side yard setback shall be 8.49' for a proposed rear one-story addition, rear open deck to an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED



ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to zero (east to be 8.49'), combined side yard setback shall be 8.49' for a proposed rear one-story addition, rear open deck to an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

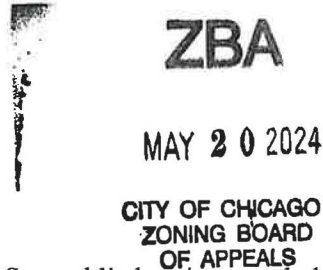
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Batter & Berries, LLC Craig Richardson **Cal. No.:** 134-24-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 19, 2024
PREMISES AFFECTED: 5924 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for a restaurant which is within 125' of a residential district.

ACTION OF BOARD - VARIATION GRANTED



BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license for a restaurant which is within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Timothy Frieze

Cal. No.: 135-24-Z

APPEARANCE FOR: Fred Agustin

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3016 N. Troy Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence and rear first story deck to convert to two dwelling units.

ACTION OF BOARD – Continued to July 19, 2024 at 2:00pm



ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1824 North Kedzie Condominium **Cal. No.:** 136-24-Z

APPEARANCE FOR: Fred Agustin

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1824 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 14.71', rear setback from 50' to zero, north side setback from 2' to zero (south to be zero), combined side yard setback from 5' to zero for an as built location of the third story four dwelling unit building to allow a 10.25' tall rolling gate at the rear.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 14.71', rear setback to zero, north side setback to zero (south to be zero), combined side yard setback to zero for an as built location of the third story four dwelling unit building to allow a 10.25' tall rolling gate at the rear; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN



**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

**Victory Outreach City Church
Chicago**

APPLICANT(S)

137-24-S

CALENDAR NUMBER(S)

1812-14 S. Ashland Avenue

SUBJECT PROPERTY

April 19, 2024

HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in the Pilsen neighborhood. It is zoned C1-3 and is improved with a 4-story structure with Chicago Landmark Status. The building was constructed in 1909 and is approximately 26,630 square feet. The Applicant submitted a special use application, proposing to establish a 251-seat religious assembly on the subject property. Pursuant to Section 17-3-0207-L of the Chicago Zoning Ordinance, a religious assembly is a special use in a C1-3 district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended: approval to establish a 251-seat religious assembly use in the basement and first floor of an existing four-story commercial building provided: (1) the special use is issued solely to the applicant, Victory Outreach City Church Chicago; (2) the development is consistent with the design and layout of the plans and drawings, dated April 19, 2024, Version 3, prepared by Axiom Design Architects; and (3) final plans and elevations are reviewed and approved by Historic Preservation staff prior to issuance of any permits.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals ("ZBA"), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, April 19,

2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

III. SPECIAL USE CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) it is designed to promote pedestrian safety and comfort.

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

(1). The subject property is located in a C1-3 zoning district. Since a religious assembly is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

(2). The proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the improvements that the Applicant plans make to the property will significantly improve the site and benefit the neighborhood by renovating the currently vacant building. Furthermore, the Applicant credibly testified as to the stabilizing impact that the church use with the improvements and youth ministry would have on this currently vacant building and its benefit to the community. The Applicant testified that it has always had an emphasis on youth and will offer mentoring programs to assist young people in answering the call of God upon their lives, career readiness and access needs assessment, and connecting youth to sports programs and camps. In the future, there may be the possibility for various after-school programs for the community including tutoring, art, and music classes.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the subject property has a historic landmark designation. The subject property is one of six remaining Sokol's in Chicago. A Sokol is a building utilized for Czech social, cultural, and athletic clubs. The Pilsen area was a notably Czech populated area of the city in the late 1800's. The subject property known as the Pzlensky Sokol, is one of two Sokol's that are located in Pilsen Historic District. The subject property was completed in approximately 1895 and is currently listed on the National Register of Historic Places in the Pilsen Historic District. the building has been in the neighborhood for over 100 years and that the existing structure represents design and features consistent with other properties in the historic area. The proposed renovation leaves the footprint and external architecture of the building unchanged, although its appearance will be improved.

(4). The proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because the primary use of the church will be on Sundays with the following hours: Sun: 9:00 a.m. to 12:30 p.m. with attendance from approximately 150 to 200 people. Other activities include smaller meetings during the week of up to approximately 20 to 30 people. Various staff will be present during weekdays from 9:00 a.m. to 5:00 p.m. The property's limited use as a church during the week and its main use on Sundays at hours when other commercial uses and traffic are less than weekdays all support the conclusion that this church use is compatible with the character of the surrounding neighborhood. Due to the building's landmark status, age, and proximity to public transportation, the site is not required to provide additional parking. While one neighbor at the hearing had a concern about parking availability, the ZBA does not share that concern. The subject property is well served by public transportation and most congregants will be local from the community.

(5). The proposed use is designed to promote pedestrian safety and comfort. The subject property is located on the west side of South Ashland Avenue between W. 18th Ave. on the north and W. 18th Place on the south. Ashland Avenue, in front of the church, is separated by a median. Ashland Avenue is well lit and there are two streetlamps in front of the subject property itself. The subject property is between W. 18th Ave. on the north. W. 18th Ave. on the north and W.18th Place on the south include pedestrian crosswalks in their intersections. There currently is a ramp for handicap access at the entry door in the southeast corner of the Applicant's building as well as a ramp at the rear of the building. Moreover, the applicant plans to install a Lula elevator for enhanced access between the floors of the building and that the sanctuary is designed with 5 wheelchair spaces. The Applicant also has plans to install bicycle racks for 10 bicycles at the front of the building.

Since the applicant meets all five of the special use criteria as required by the Chicago Zoning Ordinance, the application will be approved.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use
SUBJECT TO THE FOLLOWING CONDITIONS: (1) the special use is issued solely to the applicant, Victory Outreach City Church Chicago; (2) the development is consistent with the design and layout of the plans and drawings, dated April 19, 2024, Version 3, prepared by Axiom Design Architects; and (3) final plans and elevations are reviewed and approved by Historic Preservation staff prior to issuance of any permits.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 7/1, 2024.


Janine Klich-Jensen

ZBA

JUL 1 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: ☐ No ☒ Yes, Richard C. Baker

[illegible]

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Styles Parlor, LLC

Cal. No.138-24-S

APPEARANCE FOR: Homero Tristan

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2458 S. Spaulding Avenue

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Cody Nicholson and Patricia Renkiewicz **Cal. No.:** 139-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:

April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4203 S. Langley Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to zero, north side setback from 2' to zero for a proposed front open masonry porch with no access decorative open balcony at the second level to an existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero, north side setback to zero for a proposed front open masonry porch with no access decorative open balcony at the second level to an existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nadiya and Vasyly Voytanovych

Cal. No.: 140-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:

April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2235 W. Cortez Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 500 square feet to zero for an as built rear one-story addition and an as built three-story enclosed porch for the existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for an as built rear one-story addition and an as built three-story enclosed porch for the existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 141-24-Z and 142-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nadiya and Vasyly Voytanovych **Cal. No.:** 141-24-Z
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 19, 2024
PREMISES AFFECTED: 2235 W. Cortez Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.43' to 0.33', east side setback from 2.64' to 1.24' (east setback to be 6.05') for the as built rear one-story addition and as built three-story enclosed porch of an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 0.33', east side setback to 1.24' (east setback to be 6.05') for the as built rear one-story addition and as built three-story enclosed porch of an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 140-24-Z and 142-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nadiya and Vasyly Voytanovych **Cal. No.:** 142-24-Z
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 19, 2024
PREMISES AFFECTED: 2235 W. Cortez Street

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area in existence for at least 50 years of 6,685.59 square feet by 781.33 square feet for an as built rear one-story addition and an as built three-story enclosed porch on an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the non-conforming floor area in existence for at least 50 years of 6,685.59 square feet by 781.33 square feet for an as built rear one-story addition and an as built three-story enclosed porch on an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 140-24-Z and 141-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 838 N. Damen, LLC

Cal. No.143-24-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:

APPEARANCE AGAINST: None

April 19, 2024

PREMISES AFFECTED: 838 N. Damen Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story, two dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed three-story, two dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the Title Sheet with Site Plan and Elevations, dated April 2, 2024, and Floor Plans and Wall Sections & Garage Floor Plans, dated January 4, 2024, all prepared by Eduard Livanu.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Saint Matthew Baptist Church Inc. Cal. No.144-24-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4511 S. State Street

NATURE OF REQUEST: Application for a special use to expand an existing religious assembly into a proposed one-story addition with renovated fourteen car off-street accessory parking lot.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing religious assembly into a proposed one-story addition with renovated fourteen car off-street accessory parking lot; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: provided the special use is issued solely to the applicant, Saint Matthew Baptist Church Inc., and the development is consistent with the design and layout of the plans and drawings dated April 9, 2024, prepared by PMPC Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore

Cal. No.: 145-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4401 S. Berkley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 19.56', south side setback from 2.03' to zero, (north to be 0.83'), combined side yard setback from 5.08' to 0.83' for a proposed rear deck to the existing single-family residence.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm.

THE VOTE



ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Peter and Regina Kramer

Cal. No.: 146-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9301 S. Hamilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 50' to 47.23' feet for proposed support columns for a new roof top terrace to the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 47.23' feet for proposed support columns for a new roof top terrace to the existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Dean T. Economos

Cal. No.: 147-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1845 W. 21st Place

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.64' to 3', east setback from 2' to zero (west to be zero), combined side yard setback from 5' to zero for a proposed three-car detached garage with roof deck and access bridge.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

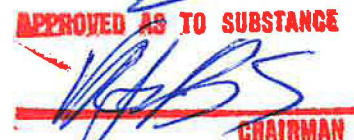
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 3', east setback to zero (west to be zero), combined side yard setback to zero for a proposed three-car detached garage with roof deck and access bridge; an additional variation was granted to the subject property in Cal. No. 148-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Dean T. Economos

Cal. No.: 148-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1845 W. 21st Place

NATURE OF REQUEST: Application for a variation to relocate the required rear yard open space of 203 square feet to roof deck on a proposed three-car garage with access bridge.

ACTION OF BOARD - VARIATION GRANTED



ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required rear yard open space of 203 square feet to roof deck on a proposed three-car garage with access bridge; an additional variation was granted to the subject property in Cal. No. 147-24-Z; the Board finds

1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael Voloudakis & Khamsin Tahiri **Cal. No.:** 149-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4527 N. Kilbourn Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 5' to 3.05' (south to be 5'), combined side yard setback from 15' to 8.05' for a proposed new third story addition, rear second story addition and roof deck above, a rear attached two-car garage and a new rear deck with stairs and pergola on the existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 3.05' (south to be 5'), combined side yard setback to 8.05' for a proposed new third story addition, rear second story addition and roof deck above, a rear attached two-car garage and a new rear deck with stairs and pergola on the existing three-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/10/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT:	Ace Golf Club, Ltd.	Cal. No.150-24-S
APPEARANCE FOR:	Richard Toth	MINUTES OF MEETING:
APPEARANCE AGAINST:	None	April 19, 2024
PREMISES AFFECTED:	219 N. Justine Street	

NATURE OF REQUEST: Application for a special use to establish a participant, sports, and recreation golf simulator in an existing two-story building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

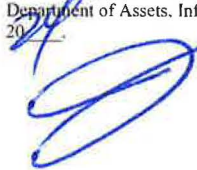
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a participant, sports, and recreation golf simulator in an existing two-story building; two variations were also granted to the subject property in Cal. Nos. 151-24-Z and 152-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Ace Golf Club, Ltd, and the development is consistent with the design and layout of the plans and drawings dated April 18, 2024, prepared by Andrew Wang.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ace Golf Club, Ltd.

Cal. No.: 151-24-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 219 N. Justine Street

NATURE OF REQUEST: Application for a variation to reduce the number of required off-street parking spaces from seven parking spaces to zero for a proposed participant. sports and recreation golf simulator in an existing two-story building which is a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to zero for a proposed participant. sports and recreation golf simulator in an existing two-story building which is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 150-24-S and 152-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Ace Golf Club, Ltd, and the development is consistent with the design and layout of the plans and drawings dated April 18, 2024, prepared by Andrew Wang.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ace Golf Club, Ltd.

Cal. No.: 152-24-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:

April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 219 N. Justine Street

NATURE OF REQUEST: Application for a variation to reduce the required bicycle parking spaces from seven to zero for a proposed participant, sports and recreation golf simulator in an existing two-story building that is a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required bicycle parking spaces to zero for a proposed participant, sports and recreation golf simulator in an existing two-story building that is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 150-24-S and 151-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Ace Golf Club, Ltd, and the development is consistent with the design and layout of the plans and drawings dated April 18, 2024, prepared by Andrew Wang.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: PickyourcolorNails, LLC Cal. No.153-24-S

APPEARANCE FOR: Emmanuel Byarm **MINUTES OF MEETING:**

APPEARANCE AGAINST: None April 19, 2024

PREMISES AFFECTED: 2125 W. Irving Park Road

NATURE OF REQUEST: Application for a special use to establish a nail salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION: CITY OF CHICAGO
ZONING BOARD
OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Pilsen Rentals, LLC Series XI Cal. No.154-24-S

APPEARANCE FOR: Emmanuel Byarm **MINUTES OF MEETING:**

APPEARANCE AGAINST: None April 19, 2024

PREMISES AFFECTED: 2744 W. 18th Street

NATURE OF REQUEST: Application for a special use to establish a business live / work unit on the first story of an existing four-story, seven dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a business live / work unit on the first story of an existing four-story, seven dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated April 17, 2024, prepared by PMPC Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AMP Ventures-Kimball, LC

Cal. No.: 155-24-Z

APPEARANCE FOR: Emmanuel Byarm

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4300 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation to make a zoning certification of the total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit mixed use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to make a zoning certification of the total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit mixed use building; an additional variation was granted to the subject property in Cal. No. 156-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AMP Ventures-Kimball, LLC

Cal. No.: 156-24-Z

APPEARANCE FOR: Emmanuel Byarm

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4300 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 1,350 square feet to 560 square feet to establish a three-story, six dwelling unit mixed use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to 560 square feet to establish a three-story, six dwelling unit mixed use building; an additional variation was granted to the subject property in Cal. No. 155-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Wells Fargo Bank, N.A.

Cal. No.157-24-S

APPEARANCE FOR: Liz Butler

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2411 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use to permit the conversion of an existing ground floor retail use tenant space to a new financial service use (bank) in an existing five-story mixed use building on a pedestrian street within 600' of another financial service use (bank).

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to permit the conversion of an existing ground floor retail use tenant space to a new financial service use (bank) in an existing five-story mixed use building on a pedestrian street within 600' of another financial service use (bank); expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Wells Fargo Bank, N.A.; (2) the development is consistent with the design and layout of the plans and drawings, dated April 19, 2024, prepared by Dwell Studio Architects; and (3) prior to the issuance of any permits, the updated floor plans with increased active spaces along Halsted Street façade, are submitted to DPD, to ensure compliance with Pedestrian Street requirements (Section 17-3-0500).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Wells Fargo Bank, N.A.

Cal. No.158-24-S

APPEARANCE FOR: Liz Butler

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3162 N. Clybourn Avenue

NATURE OF REQUEST: Application for a special use to establish a single-story financial services facility (bank) with a drive through automatic teller machine.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a single-story financial services facility (bank) with a drive through automatic teller machine; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Wells Fargo Bank N.A., and the development is consistent with the design and layout of the plans and drawings dated April 18, 2024, prepared by Core States Group.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Aaron I. Benson Merav S. Benson

Cal. No.: 159-24-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2042 W. Fletcher Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12' to 5.50', east side setback from 2.4' to 1.75' for a proposed one-story addition and a front open porch to an existing two-story single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 5.50', east side setback to 1.75' for a proposed one-story addition and a front open porch to an existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: The 4621 Club, Ltd dba Max's Place Cal. No.160-24-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4621 N. Clark Street

NATURE OF REQUEST: Application for a special use to establish an outdoor patio to serve an existing tavern.

ACTION OF BOARD – continued to June 21, 2024 at 2:00pm. THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 2334 Adams, LLC

Cal. No.161-24-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2342 W. Adams Street

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor to convert an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor to convert an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units; two variations were also granted to the subject property in Cal. Nos. 162-24-Z and 163-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of plans and drawings, dated April 18, 2024, prepared by Hanna Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 2334 Adams, LLC

Cal. No.: 162-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2342 W. Adams Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 13,200 square feet to 12,703 square feet for the conversion of an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 12,703 square feet for the conversion of an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 161-24-S and 163-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of plans and drawings, dated April 18, 2024, prepared by Hanna Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Jamine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 2334 Adams, LLC

Cal. No.: 163-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2342 W. Adams Street

NATURE OF REQUEST: Application for a variation to reduce the required parking spaces from the required to zero to convert an existing five-story, thirty-one-dwelling unit building to a thirty-three dwelling unit building which is a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required parking spaces from the required to zero to convert an existing five-story, thirty-one-dwelling unit building to a thirty-three dwelling unit building which is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 161-24-S and 162-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of plans and drawings, dated April 18, 2024, prepared by Hanna Architects.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 6154 Restaurant, Inc.

Cal. No.: 164-24-Z

APPEARANCE FOR: John Sugrue

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6154 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide DJ, karaoke, live band, private and public events within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide DJ, karaoke, live band, private and public events within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Dianne Daleiden

Cal. No.: 165-24-Z

APPEARANCE FOR: Caryn Shaw

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7724 W. Columbia Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 4' to 3' (east to be 7.41'), combined side yard setback to be 10.41', the front property line setback to prevent obstruction of the sidewalk from 20' to .50' for a proposed one car garage to serve the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

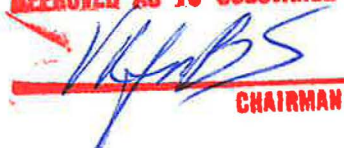
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to 3' (east to be 7.41'), combined side yard setback to be 10.41', the front property line setback to prevent obstruction of the sidewalk to .50' for a proposed one car garage to serve the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20.

20

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Matthew and Abby Scholl

Cal. No.: 166-24-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4158 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from 2' to 1.92' (north side setback to be 3.17'), combined side yard setback to be 5.09', rear yard setback from 34.75' to 22.17' for a proposed stair and bridge connection that will access a proposed rooftop deck with a pergola on an existing detached two-car garage from a proposed rear open deck to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to 1.92' (north side setback to be 3.17'), combined side yard setback to be 5.09', rear yard setback to 22.17' for a proposed stair and bridge connection that will access a proposed rooftop deck with a pergola on an existing detached two-car garage from a proposed rear open deck to the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 167-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24

APPROVED AS TO SUBSTANCE
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Matthew and Abby Scholl

Cal. No.: 167-24-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4158 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 225 square feet of rear yard open space to a proposed roof top deck on an existing detached two car garage to an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open space to a proposed roof top deck on an existing detached two car garage to an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 166-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Jantine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Danny's Construction Group, Inc. **Cal. No.:** 168-24-Z

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:** April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2423 W. 46th Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 78.5' to 16' for a proposed two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 16' for a proposed two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: TA Development

Cal. No.: 169-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2626 W. 21st Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,964 square for a proposed two-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,964 square for a proposed two-story, three dwelling unit building; a related variation was granted to the subject property at 2632 W. 21st Street in Cal. No. 170-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Jarine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: TA Development

Cal. No.: 170-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2632 W. 21st Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,964 square feet for a proposed two-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,964 square feet for a proposed two-story, three dwelling unit building; a related variation was granted to the subject property at 2626 W. 21st Street in Cal. No. 169-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michigan State University Federal Credit Union Cal. No.171-24-S

APPEARANCE FOR: Michael Noonan

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2500 N. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a financial service use (credit union) on the ground floor of an existing four-story, mixed-use building on a pedestrian street within 600' of another financial service.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a financial service use (credit union) on the ground floor of an existing four-story, mixed-use building on a pedestrian street within 600' of another financial service; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Michigan State University Federal Credit Union, and the development is consistent with the design and layout of the plans and drawings dated April 12, 2024, all prepared by Smithgroup.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Razor red Grooming Solutions, LLC Cal. No.172-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 600 S. Western Avenue, Unit #2

NATURE OF REQUEST: Application for a special use to establish a barber shop.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Edna's Circle Cal. No.173-24-S

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**

APPEARANCE AGAINST: None April 19, 2024

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Edna's Circle Cal. No.174-24-S

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**

APPEARANCE AGAINST: None April 19, 2024

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence in an existing three-story, mixed-use building and adjacent two-story residential building.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Edna's Circle Cal. No.175-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Haircuts & Shaves, LLC Cal. No.176-24-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 611 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish a barber shop.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Board of Education for the City of Chicago
Public Building Commission of Chicago

Cal. No.: 177-24-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2148 N. Long Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to zero for a proposed parking lot which will have three-hundred and two parking spaces with six spaces dedicated for drivers ed vehicles and twenty bicycle parking spaces to serve an existing high school.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero for a proposed parking lot which will have three-hundred and two parking spaces with six spaces dedicated for drivers ed vehicles and twenty bicycle parking spaces to serve an existing high school; an additional variation was granted to the subject property in Cal. No. 178-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Board of Education for the City of Chicago
Public Building Commission of Chicago

Cal. No.: 178-24-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2148 N. Long Avenue

NATURE OF REQUEST: Application for a variation to reduce the 7' landscape setback from the required 7' along Long Avenue to 6'-7" (south parking) and to zero (north parking) and to eliminate the landscape setback along Grand Avenue and to allow more than fifteen parking stalls in one row without the landscape island with tree for the existing high school building with existing north and proposed south on-site parking lots.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the 7' landscape setback from the required 7' along Long Avenue to 6'-7" (south parking) and to zero (north parking) and to eliminate the landscape setback along Grand Avenue and to allow more than fifteen parking stalls in one row without the landscape island with tree for the existing high school building with existing north and proposed south on-site parking lots; an additional variation was granted to the subject property in Cal. No. 177-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: CHR Corporation dba Frontier Chicago

Cal. No.: 179-24-Z

APPEARANCE FOR: Lema Korshid

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1072 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide live entertainment, music and DJ which is located within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide live entertainment, music and DJ which is located within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL. on 5/20

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Starbucks's Corporation Cal. No.180-24-S

APPEARANCE FOR: Marc Smith / Matthew Payne

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6350 N. Broadway

NATURE OF REQUEST: Application for a special use to replace an existing Starbucks's with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm.

ZBA


MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Murphy's Lounge 2017 dba Blaq's Cal. No.439-23-S

APPEARANCE FOR: Harlan Powell

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7628 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio to serve an existing tavern.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm.

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Shaan Howard, LLC Cal. No.460-23-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2321 W. Howard Street

NATURE OF REQUEST: Application for a special use to establish a single lane drive-through facility to serve a proposed fast-food restaurant.

ACTION OF BOARD – Withdrawn.

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Shaan Howard, LLC

Cal. No.461-23-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2321 W. Howard Street

NATURE OF REQUEST: Application for a variation to reduce the perimeter landscape setback from the required 7' to zero along Claremont Avenue for a proposed fast-food restaurant.

ACTION OF BOARD – Withdrawn.

ZBA


MAY 20 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: PH Chicago, LLC Cal. No.45-24-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1854 N. Howe Street

NATURE OF REQUEST: Application for a variation to reduce the north and south side setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.

ACTION OF BOARD – Continued to July 19, 2024 at 2:00pm.

ZBA


MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Baleria Garcia Frutos & Cesar Frutos Cal. No.46-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6640 S. Kedvale Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.84' to 8.83', north side setback from 4' to 2.72', combined side yard setback from 9' to 5.57', rear setback from 35.1' to 3.01' for a proposed rear one-story addition with first floor covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is 16.54' in height.

ACTION OF BOARD – VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 8.83', north side setback to 2.85', combined side yard setback to 5.57', rear setback to 3.01' for a proposed rear one-story addition with first floor covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is 16.54' in height; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24

*Scrivener's error

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael Bojda and Mateusz Bojda Cal. No.59-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2428 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from 2' to 1' (east to be 3'), combined side setback to be 4' for a proposed rear two-story, single-family residence.

ACTION OF BOARD – WITHDRAWN

THE VOTE

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael Bojda and Mateusz Bojda

Cal. No.: 60-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2432 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 2' to 0.12' (west to be 2.86') combined side yard setback from 4.8' to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at 2428 W. Erie Street.

ACTION OF BOARD - VARIATION GRANTED

ZBA

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the east side setback to 0.12' (west to be 2.86') combined side yard setback to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at 2428 W. Erie Street; an additional variation was granted to the subject property in Cal. N. Cal. No. 61-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael Bojda and Mateusz Bojda **Cal. No.:** 61-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2432 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from 194 square feet to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie Street.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

MAY 20 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie Street; an additional variation was granted to the subject property in Cal. N. Cal. No. 60-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/20.

APPROVED AS TO SUBSTANCE


CHAIRMAN



**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

ZBA

JUL 11 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

The Dog Bar, LLC
APPLICANT(S)

66-24-S
CALENDAR NUMBER(S)

2457 W. Montrose Avenue
SUBJECT PROPERTY

April 19, 2024
HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in the North Center neighborhood, near the edges of the Lincoln Square and Ravenswood, neighborhoods. It is zoned B3-2 community shopping district and is improved with a freestanding single-story commercial building which was formerly a plant store with greenhouse. The Applicant submitted a special use application, proposing to operate a dog-friendly tavern on the subject property. Pursuant to Section 17-3-0207-AA(3) of the Chicago Zoning Ordinance, a tavern is a special use in a B3 zoning district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the proposed new tavern within an existing single-story commercial building provided: (1) the special use is issued solely to the applicant, The Dog Bar, LLC; (2) the development is consistent with the design and layout of the plans and drawings and the Light and Sound Mitigation Letter, all dated April 15, 2024, prepared by Group Z Design Architecture, and the Plan of Operations Draft Version 4, revised April 12, 2024, prepared by The Dog Bar, LLC; and (3) the rear outdoor area is limited to staff access to/from trash, deliveries, and bicycle parking and is not to be used by customers nor their dogs due to the proximity of the adjacent residential uses.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, April 19, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune* and as continued without further notice as provided under Section 17-13-0108-A of the Chicago Zoning Ordinance. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

III. SPECIAL USE CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets all of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) it is designed to promote pedestrian safety and comfort.

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant’s application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

(1). The subject property is located in a B3-2 zoning district. Since a tavern is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

(2). The proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the proposed use will reactivate a vacant storefront with a high-end use that is complimentary to the other uses along the Montrose Avenue commercial corridor. Throughout the City, there is a desire for “third places” which provide another outlet for socialization away from home or at work. For many dog owners, it is difficult to find an indoor third place

that allows dogs. The proposed tavern will provide a service to dog owners, and those who like to be around dogs, who are seeking a social outlet. The Applicant's owners have extensive experience in bar/restaurant management and animal care and will be able to manage the business operations in a way that does not impact the general welfare of the neighborhood.

The neighbors who appeared in objection to the proposed use (collectively the "Objectors") expressed concern about waste, dog feces, and potential exacerbation of an existing rat infestation in the alley that parallels the commercial properties on West Montrose Avenue and the residential properties on West Pensacola. The alley runs behind a number of commercial buildings including the subject property, the Aldi grocery store, the Shell Gas Station, and Taqueria Cinco de Mayo. The Objectors noted that many rodent abatement requests have been made to the City over the past few years. Since the rat problem is preexisting, it could be argued that any new tenant on the subject property might exacerbate it. It would not be fair to penalize the Applicant for a pre-existing neighborhood problem. Furthermore, the Applicant credibly testified that it has had extensive conversations with Waste Management and has a management plan for disposal of dog feces so as not to contribute to the existing problem.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the Applicant does not intend to change the existing structure in terms of size or building scale but mostly the building interior. This project is an adaptive re-use of a structure that has existed since circa 1933. Any exterior modifications will relate primarily to the roofing which is part of the Applicant's sound mitigation plans. The commercial corridor consists of a number of multi-story mixed use buildings, single story commercial buildings, and three-story residential buildings. The building on the subject property is smaller in size and scale than those on surrounding properties.

(4). The proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation. The subject property is located in a B3-2 community shopping district. The primary purpose of the B3 community shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in B1 and B2 districts. B3 districts are destination-oriented and generally anticipate a more intense use of the property due to proximity and primary access to major streets. In the present case, the subject property is located along Montrose Avenue, near the intersection of Montrose and Western Avenues. This is a busy commercial corridor, yet the proposed use is a less intense use than the area as zoned. The surrounding businesses include an Aldi grocery store, the Lutz Cafe and Bakery, Jimmy's Pizza Cafe, and several mixed-use buildings. The proposed use, a tavern, is certainly compatible with the surrounding businesses on that commercial corridor in terms of operating characteristics. Moreover, while B3 districts generally anticipate customers arriving by automobile, the proposed use anticipates customers arriving on foot, by bike, or by public transportation.

The Objectors at the hearing primarily expressed concern about noise. The ZBA notes that it was clear from the public hearing that the Applicant had made a number of concessions to community members in attempts to be a good neighbor and address neighbors' noise concerns. For example, the Applicant withdrew its plan for the outdoor patio as a response to neighbors' concerns about noise. The Applicant also agreed to install a costly HVAC system and keep the roof panels closed during business hours in order to keep the noise level low. Additionally, the Applicant plans to install acoustic paneling and a new roof to dampen sound. The Applicant also agreed to limiting its business hours. While the Applicant originally planned to operate until midnight on weekends the hours are now Monday-Thursday from 3:00pm-9:00pm; Friday from 3:00pm-10:00pm; Saturday and Sunday from 10:00am-9:00pm. Furthermore, the Applicant submitted a sound and light mitigation plan (which the Applicant will be required to follow) to reduce sound and light escaping from the property. Overall, the Applicant went above and beyond with community engagement and made a number of alterations to its plans in order to accommodate the concerns of neighboring property owners. The ZBA finds that the proposed use will be compatible with the surrounding area in terms of operating characteristics.

(5). The proposed use is designed to promote pedestrian safety and comfort because the building entrance is oriented toward the sidewalk and should be able to accommodate people of all abilities. The Applicant also has plans for bicycle parking at the rear of the property. The rear bicycle parking will prevent bicycles from blocking the sidewalk. Further, the Applicant does not have plans for any permanent installations that will block the sidewalk or sightlines. There is no on-site parking for patrons, and patrons will primarily be walking, biking, or taking public transportation.

There are also a number of crosswalks near the subject property. The Objectors expressed concern that the proposed use would interfere with the existing crosswalks¹ and children walking to school. It was not apparently clear to the ZBA how the operation of one additional business that operates outside of school hours, with no on-site parking, along a busy commercial thoroughfare that includes a grocery store and a gas station, would affect children walking to and from school. Toward the end of the hearing, Commissioner Brooks asked if the Objectors essentially had a problem with any commercial business opening on the subject property, to which a few replied that they would have no issue with a coffeehouse opening up; which strikes the ZBA as odd, considering coffeeshops would typically generate more traffic around school hours, particularly during the morning rush. While the ZBA appreciates neighbors' concern about the safety of children and pedestrians, in this instance as it relates to the proposed use, it seemed too speculative and thus the ZBA could not find credibility to this concern.

Since the applicant meets all five of the special use criteria as required by the Chicago Zoning Ordinance, the application will be approved.

¹ Some of which are monitored by crossing guards before and after school.

**CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF
APPEALS**

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use
SUBJECT TO THE FOLLOWING CONDITIONS: (1) the special use is issued solely to the applicant, The Dog Bar, LLC; (2) the development is consistent with the design and layout of the plans and drawings and the Light and Sound Mitigation Letter, all dated April 15, 2024, prepared by Group Z Design Architecture, and the Plan of Operations Draft Version 4, revised April 12, 2024, prepared by The Dog Bar, LLC; and (3) the rear outdoor area is limited to staff access to/from trash, deliveries, and bicycle parking and is not to be used by customers nor their dogs due to the proximity of the adjacent residential uses.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 7/11, 2024.


Janine Klich-Jensen

HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: ☐ No ☒ Yes, Daniel Rubinow

[illegible]